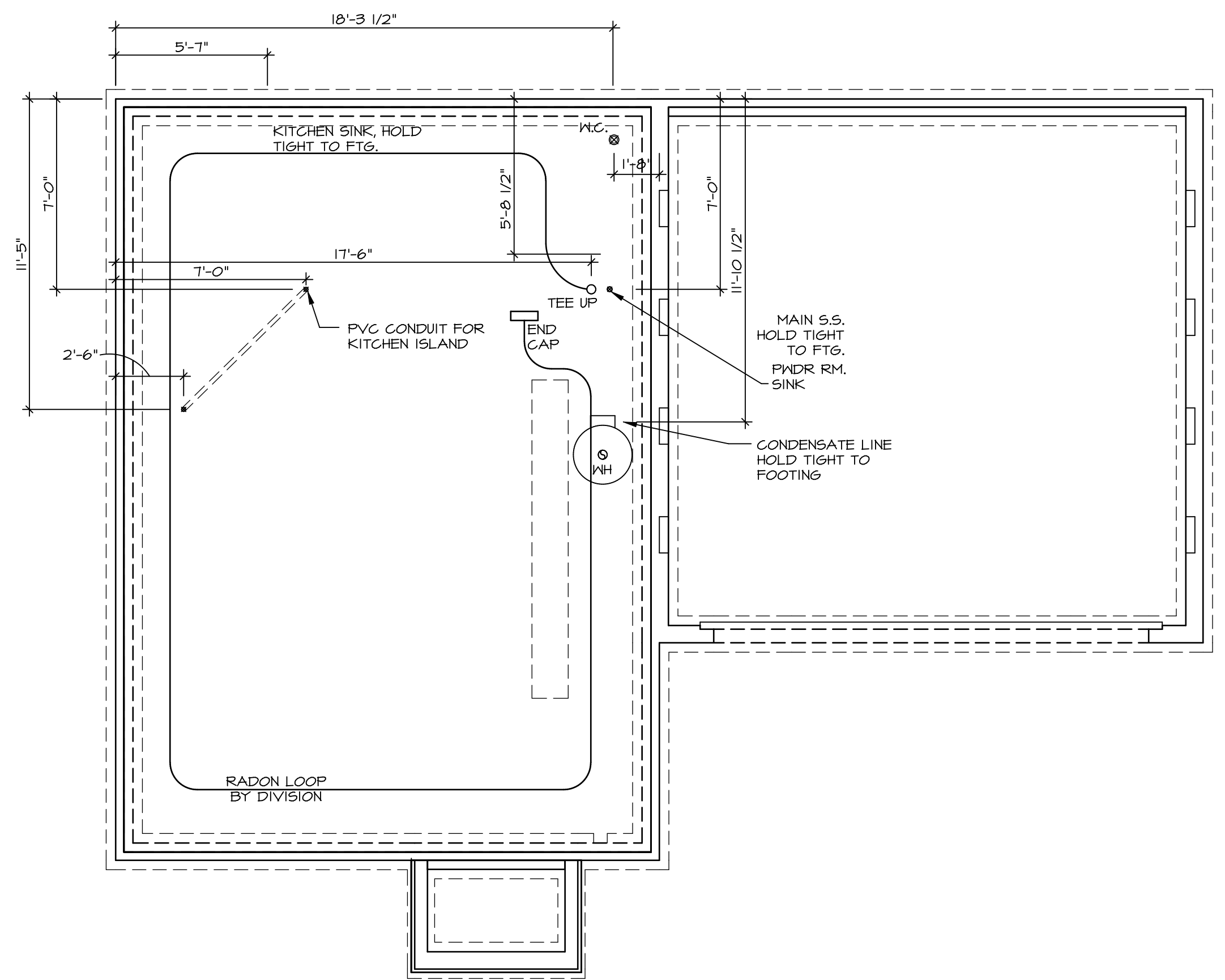
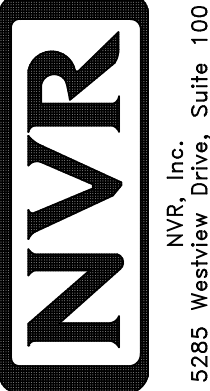
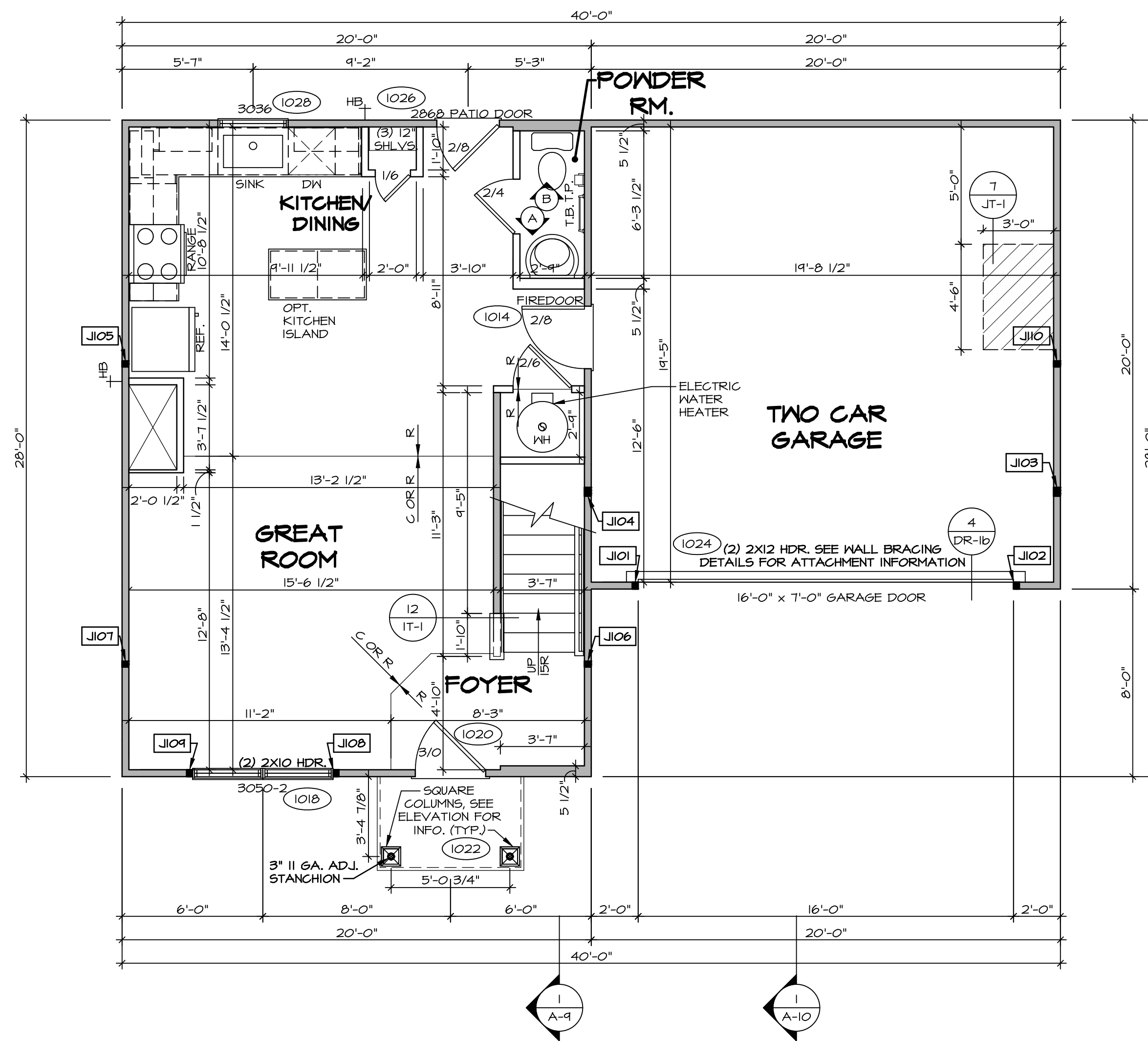


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER
 JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 - SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL ASPEN	SET NO. ASPOO	OPTION DESCRIPTION 7
	DRAWING TITLE PLUMBING PLAN	VERSION 01	
		DATE:	OPTION
DIV-COMM-LOT-UNIT DCY-S2-0140		COMM-LOT 5AMYMERS MILL - SIMPLY RYAN - 0140	
STREET ADDRESS 5820 WOODCREEK DRIVE		CITY MIDDLETOWN	STATE OH
APT. NO. 402		ZIP 45042	
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5285 Walkersville Rd., Suite 100 Frederick, MD 21703			
C:\NVR\Solves\ASPEN_ASP00_01\DCY-S2-0140\2006689A\SheetA\Lot_Specific\7 A-5 PLUMB_LS.dwg 07/20/20 - 7:59 am			



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	1024	
J102	JACK - (2) 2X4 SFF STUD GRADE	1024	
J103	JACK - (3) 2X4 SFF#1	1016	
J104	JACK - (3) 2X4 SFF#1	1016	
J105	JACK - (2) 2X4 SFF STUD GRADE	1012	
J106	JACK - (2) 2X4 SFF STUD GRADE	1012	
J107	JACK - (2) 2X4 SFF STUD GRADE	1012	
J108	JACK - (2) 2X4 SFF STUD GRADE	1012	
J109	JACK - (2) 2X4 SFF STUD GRADE	1012	
J110	JACK - (2) 2X4 SFF STUD GRADE	1012	

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NVR
NVR, Inc. Suite 100
Frederick, MD 21703
5285 Washington Blvd.
7539 07/20/20

SET NO. ASPOO
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
ASPEN
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
9

DIV-COMM-LOT-UNIT
DCY-S2-0140

COMM-LOT
SAMMY'S MILL - SIMPLY RYAN - 0140

STREET ADDRESS
5820 WOODCREEK DRIVE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APT. NO.
402

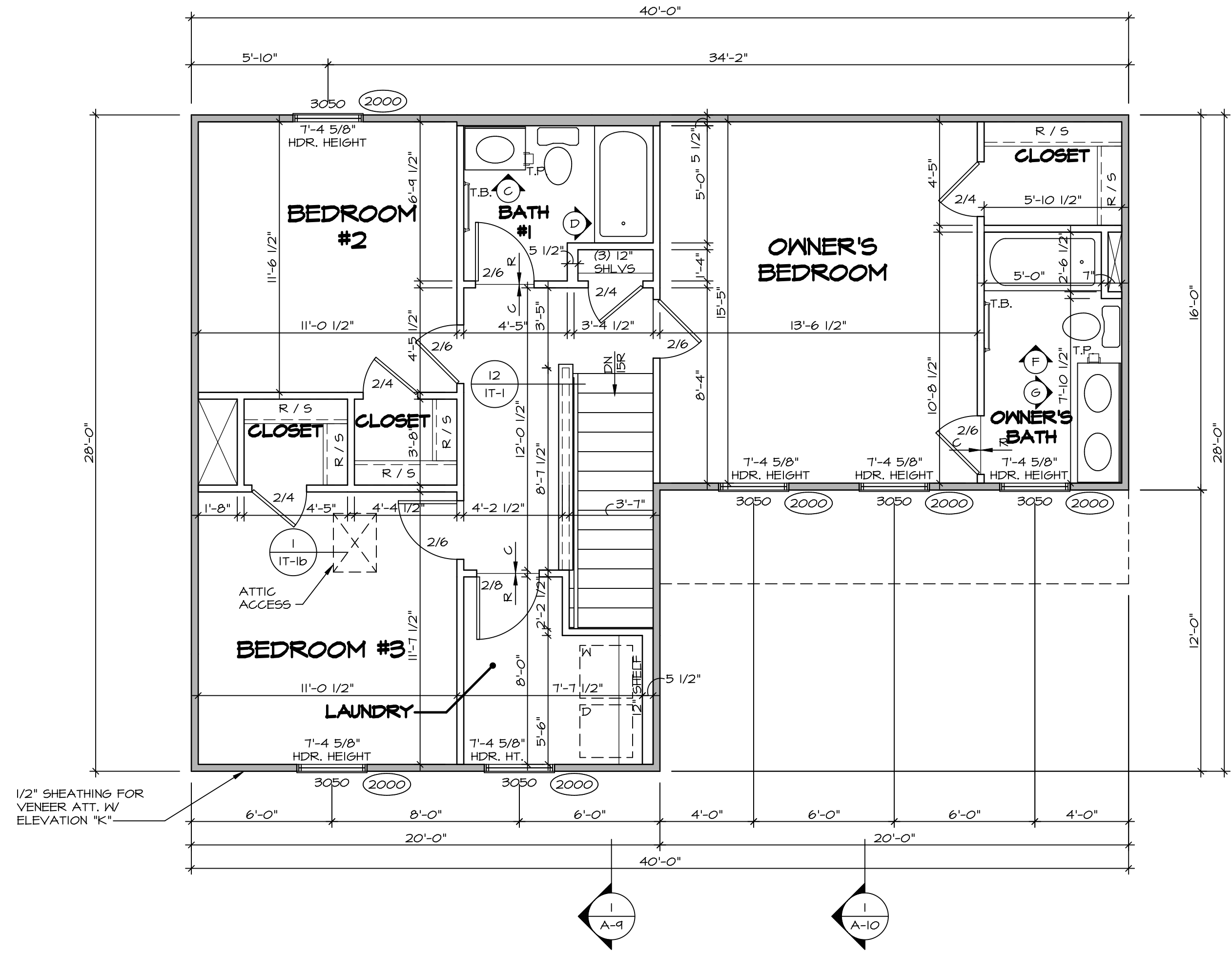
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

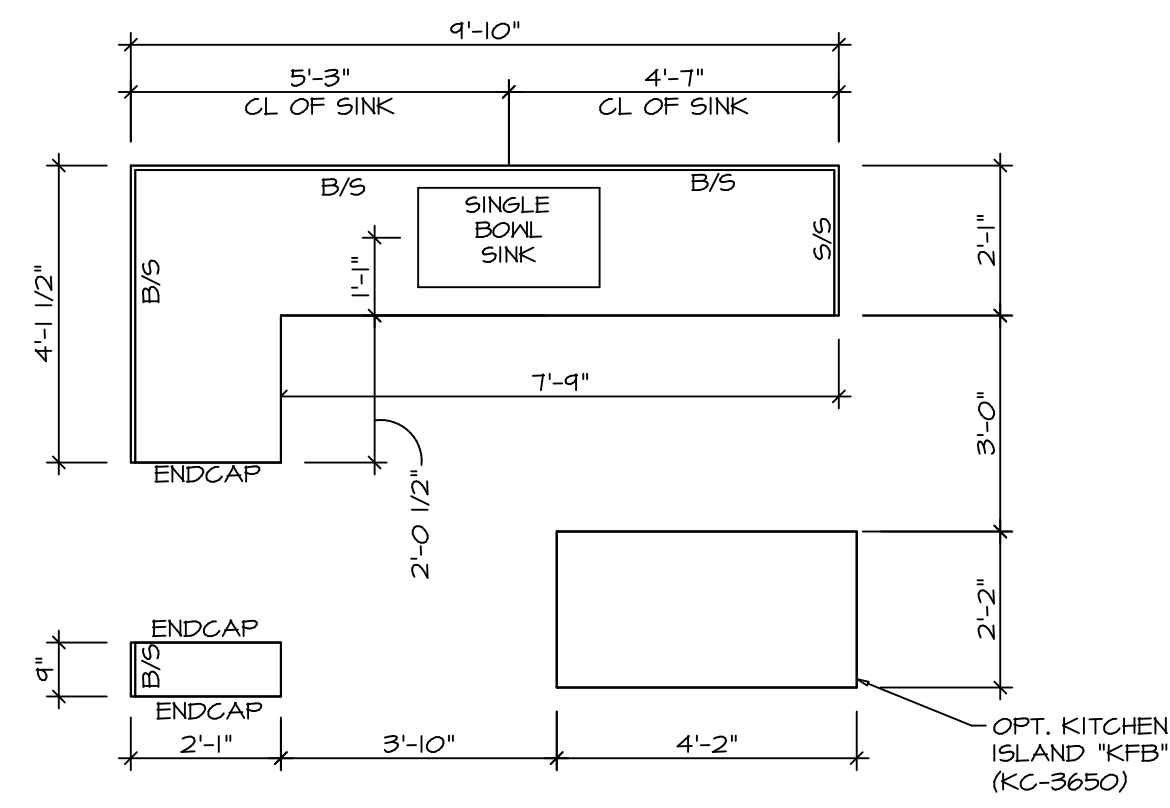


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

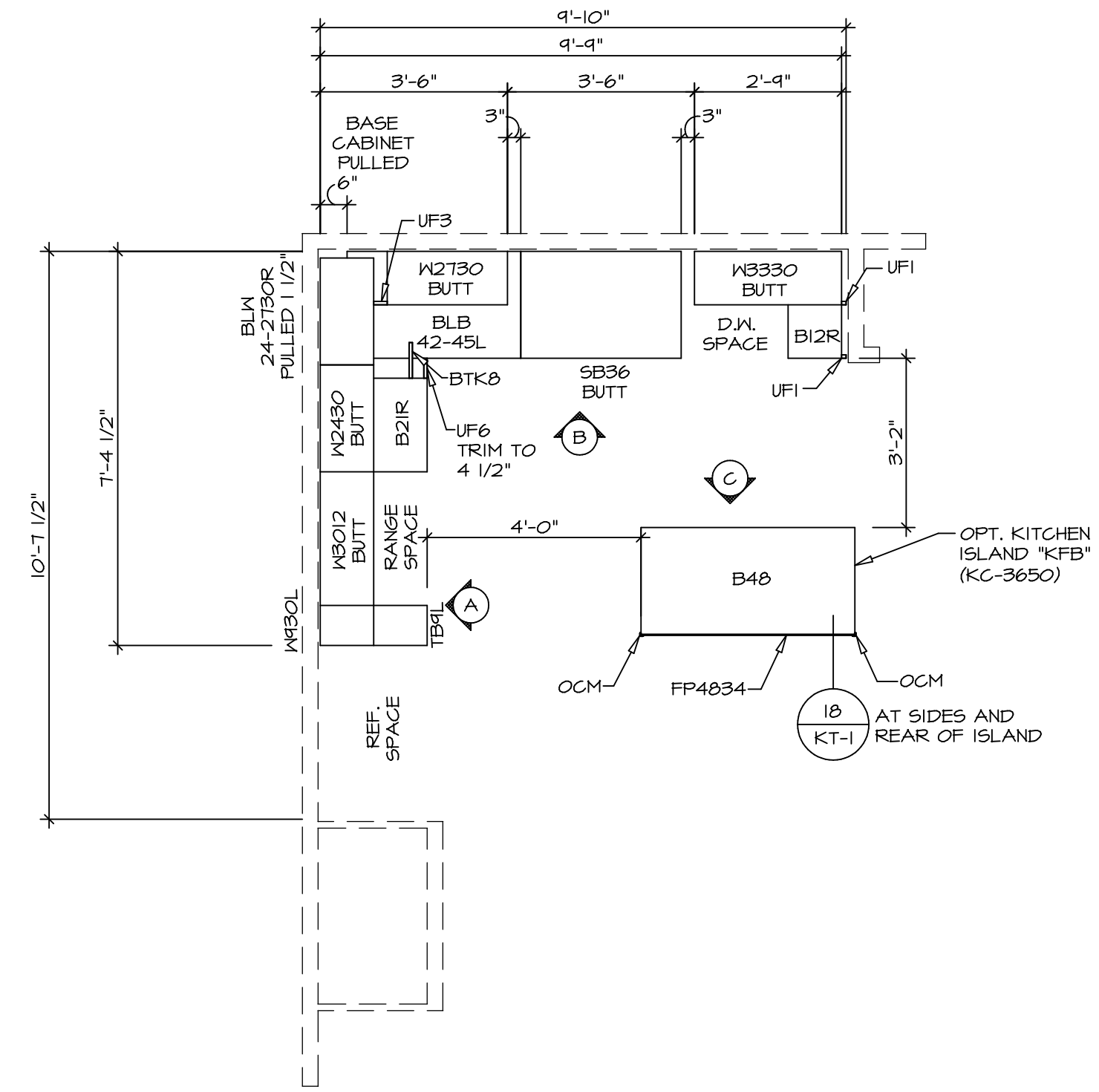
SHEET NO. A-8	MODEL ASPEN	SET NO. ASPOO	VERSION 01
		DRAWN BY	DATE:
OPTION DESCRIPTION	DRAWING TITLE SECOND FLOOR PLAN	OPTION	
		OPTION	
10			

DIV-COMM-LOT-UNIT DCY-S2-0140	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - 0140
STREET ADDRESS	5820 WOODCREEK DRIVE
CITY	MIDDLETOWN
STATE	OH
APT. NO.	402
ZIP	45042

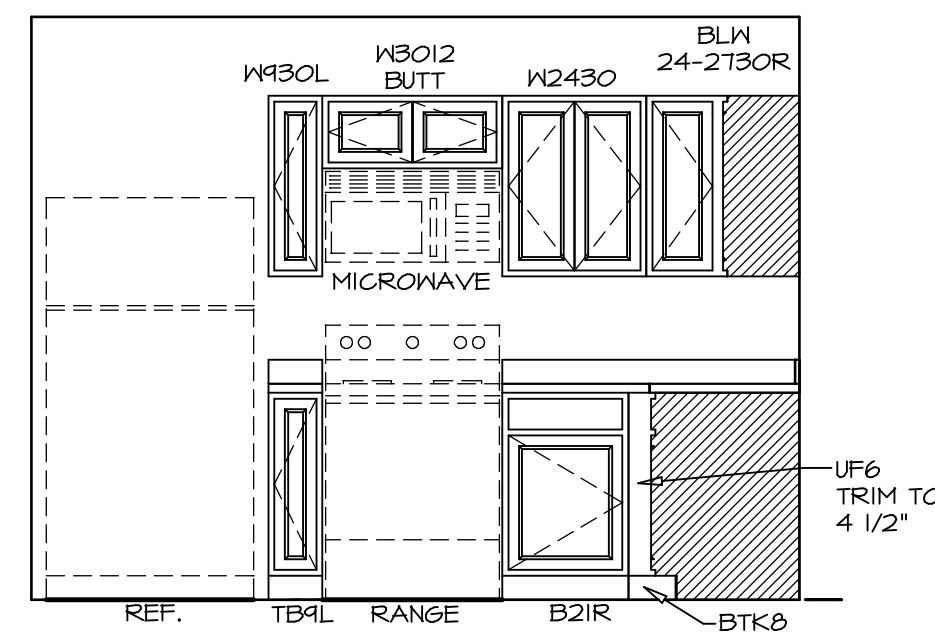
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<p><small>NVR, Inc. Suite 100 Frederick, MD 21703</small></p>	



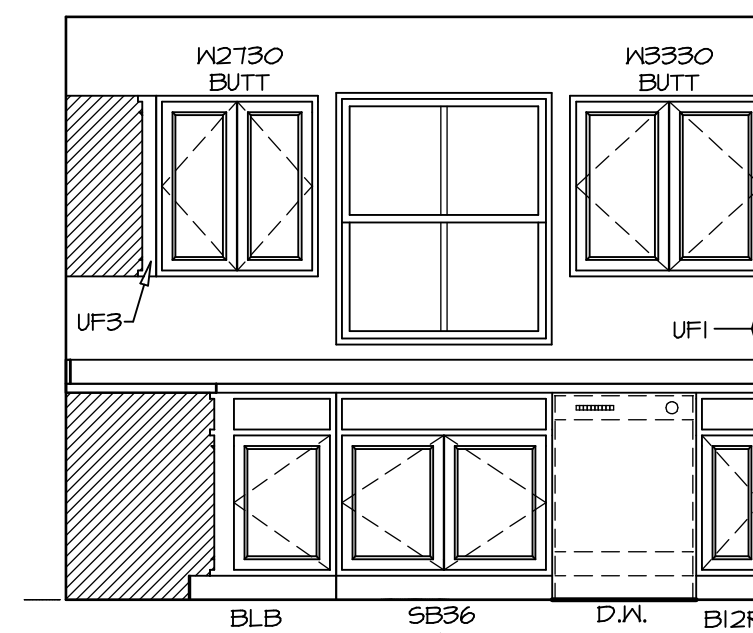
2 **KITCHEN COUNTERTOP PLAN KC - 3639**
 SCALE: 3/8" = 1'-0"



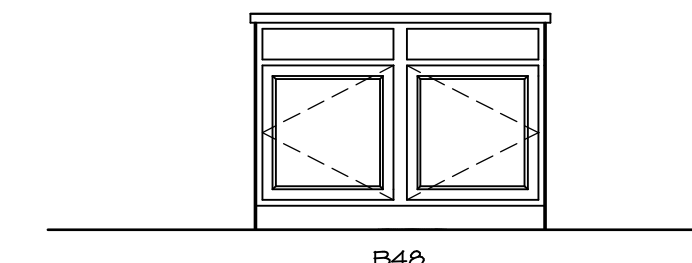
1 **KITCHEN CABINET PLAN KC - 3639**
 SCALE: 3/8" = 1'-0"



A **ELEVATION**
 SCALE: 3/8" = 1'-0"



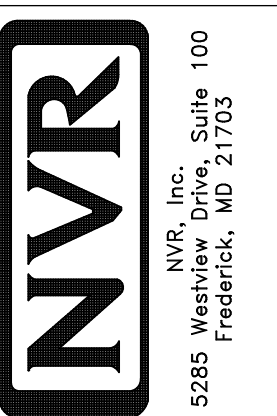
B **ELEVATION**
 SCALE: 3/8" = 1'-0"



C **ELEVATION**
 SCALE: 3/8" = 1'-0"

NOTES:
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (I/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO.	MODEL	SET NO.	ASPOO
A-12	ASPEN	VERSION	01
	DRAWING TITLE	DRAWN BY	
	KITCHEN PLAN	DATE:	
	OPTION DESCRIPTION	OPTION	

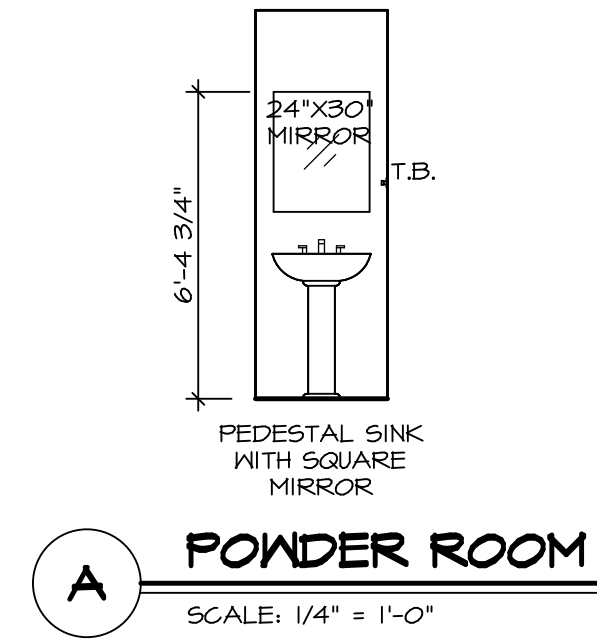


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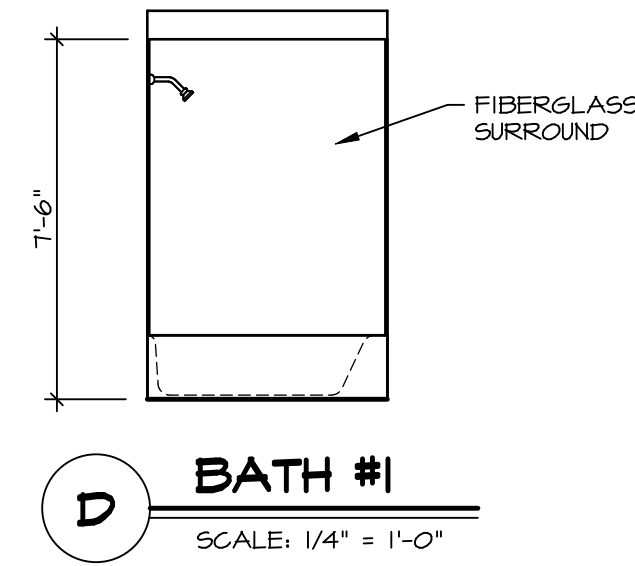
DIV-COMM-LOT-UNIT		DCY-S2-0140	
COMM-LOT		SMYTERS MILL - SIMPLY RYAN - 0140	
STREET ADDRESS		5820 WOODCREEK DRIVE	
CITY	STATE	APT. NO.	ZIP
MIDDLETOWN	OH	402	45042

NOTES:

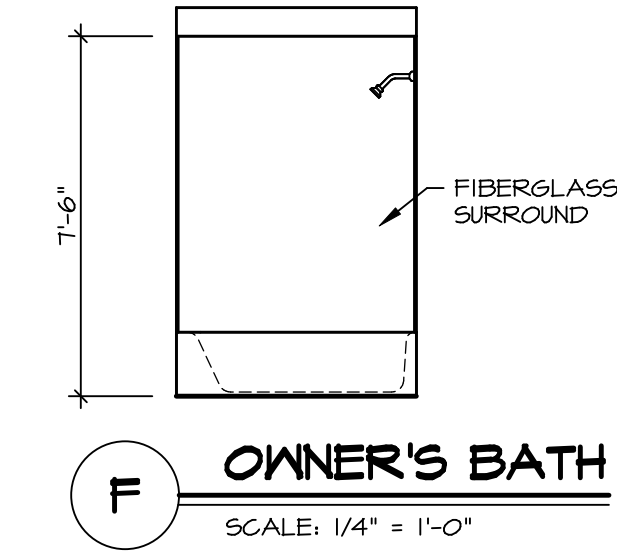
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOORS OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



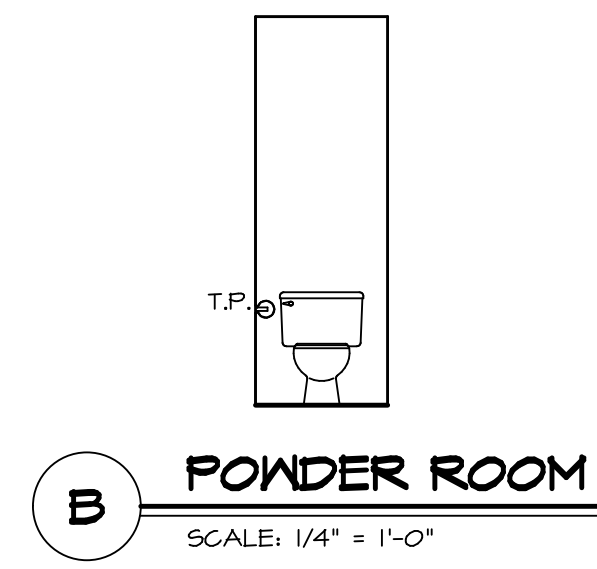
A POWDER ROOM
SCALE: 1/4" = 1'-0"



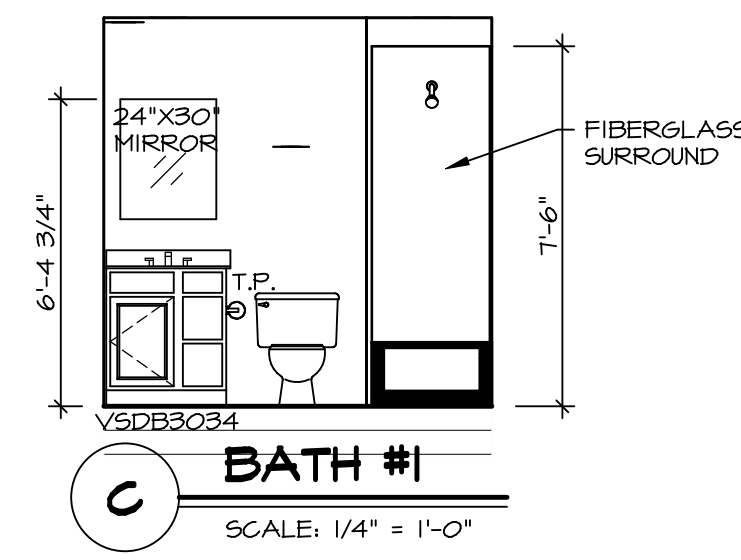
D BATH #1
SCALE: 1/4" = 1'-0"



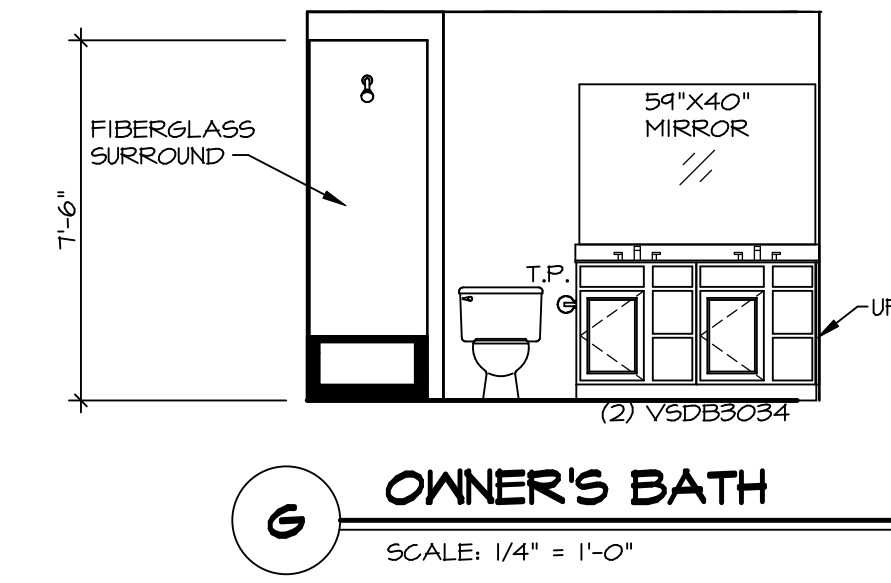
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



B POWDER ROOM
SCALE: 1/4" = 1'-0"

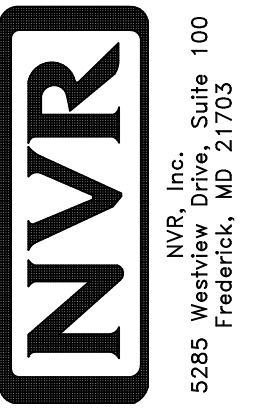


C BATH #1
SCALE: 1/4" = 1'-0"



G OWNER'S BATH
SCALE: 1/4" = 1'-0"

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SET NO. ASP00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL: ASPEN
DRAWING TITLE: BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-13
15

DIV-COMM-LOT-UNIT
DCY-S2-0140
COMM-LOT
SANTYERS MILL - SIMPLY RYAN - 0140
STREET ADDRESS
5820 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042